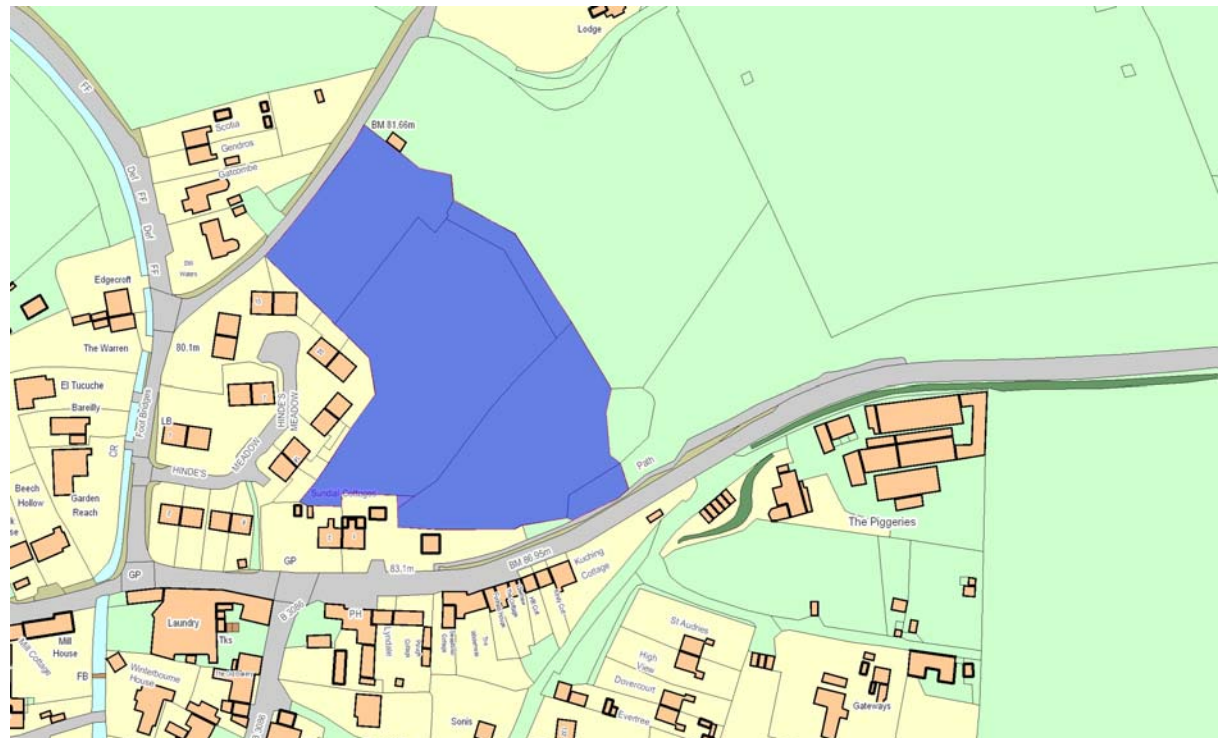


Site Reference:	113
Site Name	Land to rear of Hinde's Meadow, Shrewton
OS Grid Ref:	407 060 144 545
Site Postcode	SP3 4HJ

MAP:



Site Use	
Site Area	1.02ha
Local Plan Reference (if applicable)	None
Current site use:	<ul style="list-style-type: none"> • Agricultural
Previous use:	<ul style="list-style-type: none"> • Walled Garden
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> • The site is level for most of its area but slopes upwards on its southern side to meet the London Road.
Access:	<ul style="list-style-type: none"> • Access to London Road to the south is unlikely. • Access could be gained via the lane to the northwest of the site. This would require partial demolition of the wall which adjoins the highway.
Flood Risk	<ul style="list-style-type: none"> • Not in flood risk zone 2 or 3
Public Transport Provision	<ul style="list-style-type: none"> • Nearest bus stop is approximately 75metres away. Bus numbers 2,4,33 and X33 stop in the village with regular service during the week and on Saturday but not on Sunday.
Location of nearest services	<ul style="list-style-type: none"> • The sites is close to Shretwon High Street and in easy reach of the villages shops, pubs, School and employment uses. Shrewton is visited by the mobile library. • Site is approximately 6 miles from Amesbury and 11 Miles from Salisbury
Physical Constraints	<ul style="list-style-type: none"> • Part of the site includes a cobb walled garden which includes was presumably associated with the listed Shrewton House. • The southern part of the site has a number of with mature trees.
Adjacent land uses	<ul style="list-style-type: none"> • Residential to the west, south and north- agricultural land to the east.
Surrounding Storey Height	<ul style="list-style-type: none"> • Two storey and single storey dwelling
Local Plan Policy constraints	<ul style="list-style-type: none"> • S6 Special Landscape Area • CN21 Area of Special Archaeological Interest • The site adjoins the current Housing Policy Boundary
Timeframe for development	<ul style="list-style-type: none"> • Before 2011
Current Planning permission	<ul style="list-style-type: none"> • None
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • 30@ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site being put forward by agent on behalf of the Yerindes Trust
Suitability for non-housing development	<ul style="list-style-type: none"> • Unlikely, site backs onto existing dwellings and access all on the lane is fairly narrow making it unsuitable for HGV.
Deliverability	<ul style="list-style-type: none"> • The site is put forward by the Yerindes trust. Provided all trustees can agree on the future of the site it is likely that this come forward early within the plan period.
Developability	<ul style="list-style-type: none"> • The gardens may have been associated with Shrewton House which is a grade II listed building, and as such might be cartilage listed. Although not located within a conservation area, and even if the walled garden is not listed it is an original feature which is of local historic interest. • The southern part of the site is wooded and it is considered desirable to retain these as a landscape feature. •
Comments:	
The site is closely related to the rest of the settlement and occupies a concealed is not prominent in the landscape. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.	